

**CITY OF EAU CLAIRE  
WATERWAYS AND PARKS COMMISSION  
(Meeting Minutes)**

**July 22, 2020**

**Members Present:** Joshua Miller, Ron Doering, Susan McLeod, John Bodkin, John Lor, Ellen Faulkner, Jenni Sterling

**Members Absent:** Meredith Ball, Kate Beaton, Kirk Dahl, Jessica Schoen

**Staff Present:** Steve Plaza, Kristine Basom, Dave Solberg, Pat Ivory

The meeting was chaired by Joshua Miller and called to order at 7:00 p.m. The meeting was held online via Webex.

**Minutes:** The minutes of the June 24, 2020 meeting were approved noting that Ellen Faulkner should be listed as abstaining from the vote on item B.

**Business Agenda:**

**A. Recommendation on sale of 1805 Menomonie Street.** Kristine Basom provided an overview of a proposal to sell the property located at 1805 Menomonie Street to the Flying Eagles Ski Club. The ski club has leased the land for the operation of the Mount Washington Ski Hill for years. The Ski Club plans to continue operation of the ski hill and would prefer ownership of the property.

**ACTION TAKEN:** John Bodkin moved to recommend approval of the sale of the property. Ron Doering seconded the motion. All votes were in favor. Motion carried.

**B. Recommendation rezoning and site plan for a mixed-use development northeast of the Eau Claire River and North Barstow Street.** Pat Ivory provided an overview of an application requesting rezoning (Public to CBDP) and site plan for a mixed-use development project located between North Barstow Street and North Farwell Street on the north side of the Eau Claire River. The City's recreational trail and greenway extends along the south side of the project site and north of the Eau Claire River.

The parcel is currently owned by the City of Eau Claire. Approximately 12 months ago, the City prepared a Request for Proposal (RFP) to seek applications to redevelop the existing parking lot into a mixed-use development. This proposal submitted by Bolton & Menk was selected by the City Council and the developers and City have since entered into a Memorandum of Understanding for the project to go forward pending rezoning and site plan approval.

The proposed development includes approximately 8,600 square feet of commercial space on the first floor (restaurant, service businesses, and retail) and 76 residential units on the upper four floors. In addition, a lower (basement) level will provide parking for 40 vehicles. The

project also includes surface parking for 33 vehicles and the developer would enter into an agreement with the City to lease another 25 spaces in the North Barstow parking ramp located directly to the west.

The building is designed with a variety of exterior building materials, colors, and textures and includes multiple windows overlooking the river. The building also features an outdoor patio on the west side of the building, a public riverfront promenade/walkway along south side of the building abutting the greenway, and extensive landscaping around the building.

The building will be setback approximately 15 feet from the south property line which is consistent with the City's Greenway Guidelines for buildings located within Downtown. The building's design and scale is also consistent with the Haymarket Landing building located to the west and the Chamber Building located to the east. The project also complies with the policies of the City's Waterways Plan in encouraging the redevelopment of uses such as surface parking lots along the river into quality mixed use urban developments.

The development does not encroach or reduce the City's greenway along the north side of the river. It also maintains the pathway/sidewalk connection from the trail located near the river level up to the street level.

Pat noted that the Commission's review should focus on the development in relation to the greenway and river using the Greenway Guidelines for direction and items such as drainage, lighting, parking, vehicle circulation, and landscaping would be reviewed by the Plan Commission.

Justin Ernst, Steve Miller, and Joy Hanimer representing Bolton and Menk discussed the proposed project. It was noted that the project would provide a public space along the south (river-facing) side of the building and would be set back over 15 feet from the property line. It was noted that the building was designed to front on the river. The project would provide needed housing for the Downtown area and opportunities for smaller (micro) retailers and service businesses, which were noted as a need by Downtown Eau Claire, Inc.

The Commission discussed the rezoning and site plan and several Commission members expressed concern about scale and height of the building noting that the other buildings in the immediate vicinity were not as tall as the proposed building. Concerns also related to blocking the public views of the river and that the size of the building was out of proportion with the size of the parcel. The building setback was also discussed with some noting that a building of this height should be set back further. John Bodkin added that the property should be developed into open space.

**ACTION TAKEN:** Ellen Faulkner moved to recommend approval of the rezoning and site plan. Ron Doering seconded the motion. The motion carried 4-3 with Commissioners Jennie Sterling, John Bodkin, and Ellen Faulkner voting no.

**C. Presentation on Carson Park Master Plan Public Survey.** Steve Plaza informed the Commission that the City started the initial phase of updating the Carson Park Management Plan that included an online community survey. The Commission asked that staff forward a link to the survey.

**Other Items.**

- The Commission reviewed the special events listing and Director's Report presented by Dave Solberg.
- The Commission commended staff for the Fourth of July fireworks.
- A plaque was presented to Pat Ivory. Pat is retiring from the City and the Commission wished him well and thanked him for his work with the Commission.

The meeting was adjourned at 8:20 p.m.

Submitted by,  
Susan McLeod, Secretary